# PARK FEE POLICY

#### **PURPOSE**

The City of Newport Beach maintains an extensive park and open space system. The acquisition and development of our park and open space properties is funded, in part, through the payment of park fees paid by persons or entities who subdivide properties. The Subdivision Map Act requires park fees to be used only for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision that paid the fees. The City is required to develop a schedule specifying how, when and where the park fees will be used. The purpose of this Policy is to establish the criteria to be used in deciding which facilities serve subdivision residents and schedule whereby park fees are properly and timely committed to appropriate projects.

### **POLICY**

### A. Service Criteria.

The Recreation and Open Space Element of the General Plan states that community parks and view parks serve the entire City. Community parks are those with improvements such as community buildings, parking, swimming, facilities for picnicking, active sports and other facilities that serve a larger population. Neighborhood parks which include unique recreational facilities, such as basketball courts, tennis courts, turf areas, active sports fields, community buildings, unique play areas or view parks are also considered Citywide resources used by all citizens. Accordingly, park fees generated by any subdivision within the City may be used to develop new or rehabilitate existing community parks, view parks, and those neighborhood parks listed on Exhibit A.

The Recreation and Open Space Element divides the City into 11 service areas consisting of relatively discrete residential communities. These service areas were created for the purpose of determining whether particular geographical areas were deficient in terms of park and recreational facilities and to identify acquisitions or improvements which would provide residents with greater recreational opportunities. Accordingly, park fees generated by a subdivision within any services are may be used to create new, or rehabilitate, existing park

or recreational facilities within that services area and as provided in the Recreation and Open Space Element.

# B. <u>Implementation Schedule</u>.

Park fees shall be placed in the General Fund immediately upon receipt with a special designation as Park Fees. These funds, after special designation, shall be used solely for the acquisition or establishment of new, or the rehabilitation of existing, park, open space and recreational facilities. The park fees shall also be placed on a schedule that lists the location of the subdivision, the fees paid, the date on which the fees were paid or the date on which building permits had been issued for 1/2 of the lots created by the subdivision (whichever occurs later), the service area within which the subdivision is located, the neighborhood park, recreation and open space facilities eligible for park fees generated by that subdivision, the date on which the park fees must be committed to specific project of improvements. The park fees shall be used only for the park and recreation facilities identified in the Recreation and Open Space Element and shall be utilized in accordance with the policies and standards specified in the General Plan. Designations for expenditures will be made as part of the annual budget adoption.

[Attachment - Exhibit A]

Adopted - June 27, 1994 Amended - April 23, 2002 Amended and Reassigned - April 8, 2003 Amended - April 13, 2004 Amended - September 13, 2005 Amended - August 11, 2009

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### **EXHIBIT A**

## PARK DEDICATION POLICY

### **PARKS GUIDE**

The following view parks serve as citywide resources by reason of their unusual beauty and the view provided:

Back Bay View Park Castaways Park
Bayview Park Jasmine View Park
Begonia Park Kings Road Park

Channel Place Park Lido Park Cliff Drive Park . Lookout Point

Corona del Mar State Beach Park Newport Island Park

Ensign View Park Peninsula Park
Galaxy View Park Rhine Wharf Park
Inspiration Point West Jetty View Park

Irvine Terrace Park Westcliff Park

The following Community and Neighborhood Parks serve as citywide resources by reason of the unique recreational opportunities they offer:

Arroyo Park - Lighted multi-purpose field, basketball court, picnic areas and playground.

Bonita Canyon Sports Park - Four youth baseball fields, one multi-purpose field, one soccer field, tennis courts, basketball court, 2 playgrounds and connecting trail to Arroyo Park.

Bonita Creek Park - Community center, lighted softball and multi-purpose field, and basketball court.

Buffalo Hills Park - Basketball court, baseball/softball diamond, volleyball court, multi-purpose fields.

Carroll Beek Community Center and Balboa Island Park - Basketball court, tot playground and community center.

Coastal Peak Park – Two baseball fields, playground, two picnic pavilions and basketball court.

Community Youth Center/Grant Howald Park - Basketball court, tennis courts, community center, softball and multi-purpose field.

Eastbluff Park - Baseball diamond, multi-purpose field, and view of the Back Bay.

Harbor View Nature Park - Natural vegetation area.

Las Arenas Park - Lighted tennis courts, basketball court and community center.

Lincoln Athletic Center - Gymnasium, lighted baseball/softball diamond and multi-purpose fields.

Mariners Park - Multi-purpose room, baseball/softball facilities, racquetball courts, lighted tennis courts, multi-purpose fields, and an ADA equipped play area.

OASIS Senior Center - Multi-purpose senior facility with classrooms and large multi-purpose room.

Peninsula Park - Beach sited multi-purpose field, playground (ADA compliant), picnic and barbecue facilities, baseball/softball diamond and gazebo.

San Joaquin Hills Park - Tennis courts, pentanque courts and lawn bowling facility.

San Miguel Park - Ball diamond, athletic field, four racquetball courts, basketball court and an ADA equipped play area.

Theater Arts Center - Ninety seat community theater.

West Newport Park - Tennis courts, racquetball courts, basketball court, and 3 playgrounds.

38th Street Park - Basketball courts and playground (ADA compliant).